



REQUIRED RESIDENTIAL LOT AND YARD SIZES BY ZONE

R-1A LOW DENSITY RESIDENTIAL (48.238)				
	1-Family Residential	Other Principal or Conditional Uses	Accessory Use Buildings	
Lot area:	11,250 sq.ʹ	20,000 sq.ʹ		
Lot width:	75ʹ	100ʹ		
Front yard:	30ʹ	30ʹ	30ʹ	
Side yard:	15ʹ	25ʹ	3ʹ	
Rear yard:	40ʹ	40ʹ	3ʹ	
Building height:	35ʹ or 2 ½ stories*	45ʹ or 3 stories*	12ʹ *	
Lot coverage:	25%	30%	≤30% of minimum rear yard area	
Note: Driveways, walks and uncovered decks do not count as lot coverage.				
R-1B MEDIUM DENSITY RESIDENTIAL (48.263)				
	1-Family Residential	2-Family Residential	Other Principal or Conditional Uses	Accessory Use Buildings
Lot area:	7,500 sq.ʹ	12,000 sq.ʹ	20,000 sq.ʹ	
Lot width:	60ʹ	100ʹ	100ʹ	
Front yard:	25ʹ	25ʹ	25ʹ	25ʹ
Side yard:	10ʹ	10ʹ	20ʹ	3ʹ
Rear yard:	30ʹ	30ʹ	40ʹ	3ʹ
Building height:	35ʹ or 2 ½ stories*	45ʹ or 3 stories*	45ʹ or 3 stories	12ʹ *
Lot coverage:	25%	25%	30%	≤30% of minimum rear yard area
Note: Driveways, walks and uncovered decks do not count as lot coverage.				

*Applies to all below:

- For residential uses, yards are measured from the property line.
- Uncovered decks may project (3) feet into a required side yard & (6) feet into a required rear yard.
- Screened porches and covered decks must meet the same setbacks as the house itself.
- Historic accessory structure height: (20) feet to peak and 1-1/2 stories.

EXCEPTION: SUBSTANDARD LOTS (48.1102)

Any lot of official record as of February 14, 1944, or any lot of a subdivision approved by the city from February 14, 1944 which does not meet the lot size requirements for the district in which it is located, may be used for a one-family dwelling, provided it is in an "R" District, and it cannot reasonably be combined with other property to meet the minimum size requirements. In such event, the following required yards may be reduced as indicated:

- Side yards—reduced to not less than (20%) of the lot width, but not to less than (7½) feet.
- Rear yard— may be reduced to not less than (30%) of the lot depth but not less than (20) feet.
- The substandard lot building height shall be determined as a ratio of actual lot area to the required lot area, multiplied by the maximum allowable height in the underlying zoning district, but not less than 25 feet.

Note: This is a summary of the Code. Please refer to Chapter 48 and the related zoning district sections for specifics & additional information. Online version of the Code is available at www.fallschurchva.gov.

